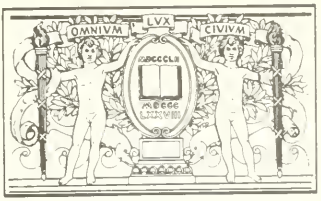
GOVDOC
BRA
1636A



BOSTON
PUBLIC
LIBRARY

BRA
1636A

BOSTON REDEVELOPMENT AUTHORITY

February 12, 1986

MASTER PLAN
and
DEVELOPMENT IMPACT PROJECT PLAN
for
PLANNED DEVELOPMENT AREA NO. 23

Bounded by Fort Point Channel,
Boston Harbor, Northern Avenue
and portions of Pier 3

Master Plan: Pursuant to Section 3-1A of the Boston Zoning Code (the "Code"), this Plan sets forth a statement of the development concept for the improvement of the Fan Pier in South Boston (the "Project"), including the planning objectives and character of the Project, the proposed uses of the area, the range of dimensional requirements contemplated for each of the proposed uses, and the proposed construction program for the Project. It is anticipated that one or more development plans will be submitted in the future providing further information on the Project and requesting specific zoning exceptions.

Developer: HBC Associates, a joint venture of HT-Boston, Inc., an affiliate of Hyatt Development Corporation, and Carpenter Properties, Inc., an affiliate of Carpenter and Company, Inc., its successors and assigns.

Location and Description of Property: The parcel of land described in Exhibit A attached hereto and containing approximately 18.5 acres, approximately 15.9 acres of which are pier structure and land and 2.6 acres of which are below water (the "Site"). The 15.9 acres of pier structure and land are used as a basis for determining the floor area ratio of the Project for the purposes of this Master Plan.

Planning Objectives and Character of Development: The Project will involve the construction of a mixed-use development consisting of office, residential, hotel and retail space, parking and recreational open space and marine-related uses. A canal will be constructed as part of the Project parallel to the present Northern Avenue. This canal will provide water frontage to all elements of the Site. Vehicular/pedestrian bridges along Farnsworth and Pittsburgh Streets and pedestrian bridges will cross the canal. Conceptual plans of the Project are attached hereto as Exhibits B and C.

The Project involves an unparalleled addition to the infrastructure and public amenities of the City, including the canal with adjacent "Canal Walk" esplanades, a waterfront park, street system expansion, a marina, and related Marina boardwalks and Harborwalk promenades. In addition, the Project will include an amphitheater, landscaped urban plazas, water transportation facilities, and foot bridges. These parks and facilities not only enhance the Fan Pier Project but also serve the public as contemplated by the Authority's HarborPark Plan.

The Project is further intended to facilitate the expansion of Boston's urban fabric to the Site in order to relieve the development congestion which is occurring in the existing downtown area. Also, the Project's dramatic introduction of the canal, Canal Walk and Marina Walk, the waterfront park and other public and marine-related facilities will reinforce the Site's waterfront character as part of the City's Inner Harbor.

The Project will expand and improve public access to the Site. A majority of the total area of the Site will be publicly accessible, including: the Fan Pier Harborwalk along the Fan Pier perimeter; public open spaces such as a waterfront park, a landscaped urban plaza, and an amphitheater; promenades and covered retail arcades lining the new canal; pedestrian walkways and bridges; docks and a marina breakwater; and related marine facilities.

Development of the Project will provide the Site with a variety of water-related uses to encourage public access to the City's Inner Harbor waterfront. The proposed water-related uses reflect the public goals and guidelines established for waterfront development in the City.

The buildings to be constructed on the Site will contain approximately 3.25 million square feet of residential, hotel, office and retail space. The Project will also include a parking garage to be located below grade. HBC is committed to exploring in good faith with appropriate city and state agencies mechanisms for providing moderate income home ownership on-site including mortgage write-downs, public contributions to infrastructure, developer contributions, limited equity condominiums and other joint public-private efforts.

Because of the very substantial costs associated with this infrastructure and the attendant devotion of a majority of the Site to open space, public facilities and waterfront related uses, it is necessary at this time to establish an approved Master Plan, upon which HBC Associates can rely, in order to ensure commitment to the uses and density of the Fan Pier Project and to ensure an orderly basis for proceeding with development via one or more development plans for the Site following approval of this Master Plan.

Proposed Uses: The Site will be used for office, residential, hotel, retail, parking, recreational, and water-related uses, including a marina, breakwater, docks, floating quays and marine services.

Range of Dimensional Requirements Contemplated for Each Proposed Use: Table 1 provides information on various uses proposed in connection with the Project.

TABLE 1

Fan Pier Uses
(all figures approximate)

Use	
Residential	834,000 square feet
Hotel	854,000 square feet
Office	1,406,000 - 1,480,000 square feet
Retail	79,000 - 153,000 square feet
Public Space (comprised of Harborwalk plus Park, Canal Walk, and Other Open Space) plus excavation	400,000 square feet
Parking	2,500 spaces below grade

Proposed Phasing of Construction: Construction is expected to begin in late 1986 or early 1987, with the first buildings in the Project completed by mid-1989. It is estimated that the subsequent buildings will be constructed during the period 1989 to 1995. Each building may be financed independently of other buildings and the land on which each building is located may need to be considered as a separate zoning lot capable of being mortgaged or conveyed as such. It is anticipated that one or more development plans will be submitted for the specific elements of the Project following approval of this Master Plan.

Development Impact Project Exaction: As required under Section 26-3 of the Code, the developer will enter into a Development Impact Project Agreement (the "DIP Agreement") with the Boston Redevelopment Authority and the Neighborhood Housing Trust (the "Trust"), or if the Trust has not been established at the time of execution of the DIP Agreement, with the Boston Redevelopment Authority acting on behalf of the Trust. The

Development Impact Project Exaction (the "Linkage Payment") shall be made as (i) a Housing Payment Exaction, (ii) a Housing Creation Exaction which shall contribute to the creation of housing units for occupancy exclusively by low and moderate income residents of the City of Boston under the conditions specified in the DIP Agreement, or (iii) some combination of items (i) and (ii) above.

At the present time, it is estimated that total Linkage Payments for the Project will be approximately $12,000,000, and that a portion of that amount will be specifically targeted to the Project's impact area as determined by applicable regulations. Linkage Payments will be made in 12 annual installments with respect to each of the buildings to be located on the Site.

Zoning: The Site is presently zoned W-2, Waterfront Industrial, with a maximum floor area ratio ("FAR") of 2.0. This Master Plan provides for an FAR of 4.68 based upon the ratio of 3,250,000 square feet of proposed development (not including parking) to the existing land and pier area of approximately 694,250 square feet, or approximately 15.9 acres, (such existing land and pier area does not include remnant parcels resulting from the narrowing of Northern Avenue, any other portions of narrowed Northern Avenue included within the PDA area, or currently existing water on the project site). Because of the technical definitions of "floor area ratio" and "lot area" in the Boston Zoning Code, the construction of the canal, the street system and other public areas may result in increases in the FAR for the project because such areas may be excluded from the "lot area" upon which FAR is calculated. Furthermore, in the event that the project is subdivided, particular components of the project, analyzed separately, may have a higher FAR. The total development (not including parking), however, will not exceed 3,250,000 square feet.

In order to construct the Project, it is anticipated that exceptions from the Code will be required including, without limitation, exceptions from the following Articles of the Code: Article 8 (Regulation of Uses), Article 15 (Building Bulk), Article 19 (Side Yards), Article 20 (Rear Yards), Article 21 (Setbacks), Article 23 (Off-Street Parking), and Article 24 (Off-Street Loading).

Projected Number of Employees: It is anticipated that the Project will generate approximately 2,300 person years of construction work and provide approximately 7,600 permanent jobs.

Proposed Traffic Circulation: Vehicular access to the portion of the Site to the north of the canal will be by way of bridges crossing the canal. Pedestrians will also have access to the portion of the Site to the north of the Canal by way of the vehicular bridges and pedestrian bridges that will form important links in the Harborwalk system. Vehicular and pedestrian access to the portion of the Site to the south of the canal will be by

way of old Northen Avenue, Sleeper Street, and an unnamed street and cul de sac to the southeast of the Site.

Parking and Loading Facilities: As already discussed, below-grade parking facilities will be available on the Site. Loading bays and other loading facilities will be provided as necessary to accommodate the hotel and other buildings in the Project.

Access to Public Transportation: The Site is located in South Boston. The closest MBTA stop is at South Station on the MBTA Red Line. The Site will be served by commuter and inter-city rail and bus service terminating at South Station. Numerous MBTA bus routes terminate at South Station. In addition, HBC Associates is studying the feasibility of water transportation links to the Blue Line and North Station.

Public Benefits: The Project is of critical importance to the revitalization of Boston's waterfront and will make significant economic contributions to the City through the development of infrastructure, the provision of approximately 2,300 person years of construction work and approximately 7,600 permanent jobs, the payment of linkage fees, and increased real estate taxes. The Fan Pier developer will be contributing an unparalleled addition to the City's infrastructure, including utility lines, street system expansion, and seawall restoration, in addition ot the canal, vehicular and pedestrian bridges, Harborwalk, canal walks, marina docks, marine services, parks and an amphitheater. The Project reflects the waterfront location of the site and includes water-dependent uses. The Project further respects the public goals and guidelines established for waterfront development in Boston, and draws its design from Boston's larger urban context to provide view corridors, public open spaces, and water views.

EXHIBIT A

A certain parcel of land in the Commonwealth of Massachusetts, County of Suffolk, City of Boston, South Boston District, situated on the northerly side of Northern Avenue and shown as Fan Pier (Lot A) on a "Compiled Plan of Land in Boston, MA" (Two Sheets) dated 12 July 1985, revised 12 September 1985 by Survey Engineers of Boston, more particularly bounded and described as follows:

Beginning at a point at the intersection of the northerly sideline of Northern Avenue and the abandoned pier and bulkhead line of 1916 of the Fort Point Channel, said point being the southwesterly corner of the parcel; thence running

Northeasterly	1111.34 feet by a curve to the right having a radius of 910.00 feet to a point of compound curvature; thence running
Northeasterly	400.00 feet by a curve to the right having a radius of 2370.00 feet to a point of tangency; thence running
S 61 20 09 E	128.62 feet, said last three courses being by the pier and bulkhead line of 1916 (abandoned); thence turning and running
S 31 53 17 W	831.59 feet by lot B on said plan to an iron pipe on the northerly sideline of Northern Avenue; thence turning and running
N 58 06 43 W	1124.34 feet to a stone bound; thence turning and running
N 61 23 43 W	99.71 feet to the point of beginning, said last three courses being by the northerly sideline of Northern Avenue.

Containing 75,011 square meters, more or less, or 807,408 square feet, more or less, or 18.535 acres, more or less.

In addition to the foregoing, there is included the northerly half of Northern Avenue (approximately 50 feet in width) as it abuts the above described land.

Subject to and with the benefit of any and all other existing easements.

EXHIBIT B

For conceptual purposes only;
Not intended for purposes of
determining building
locations, building heights,
or other dimensions

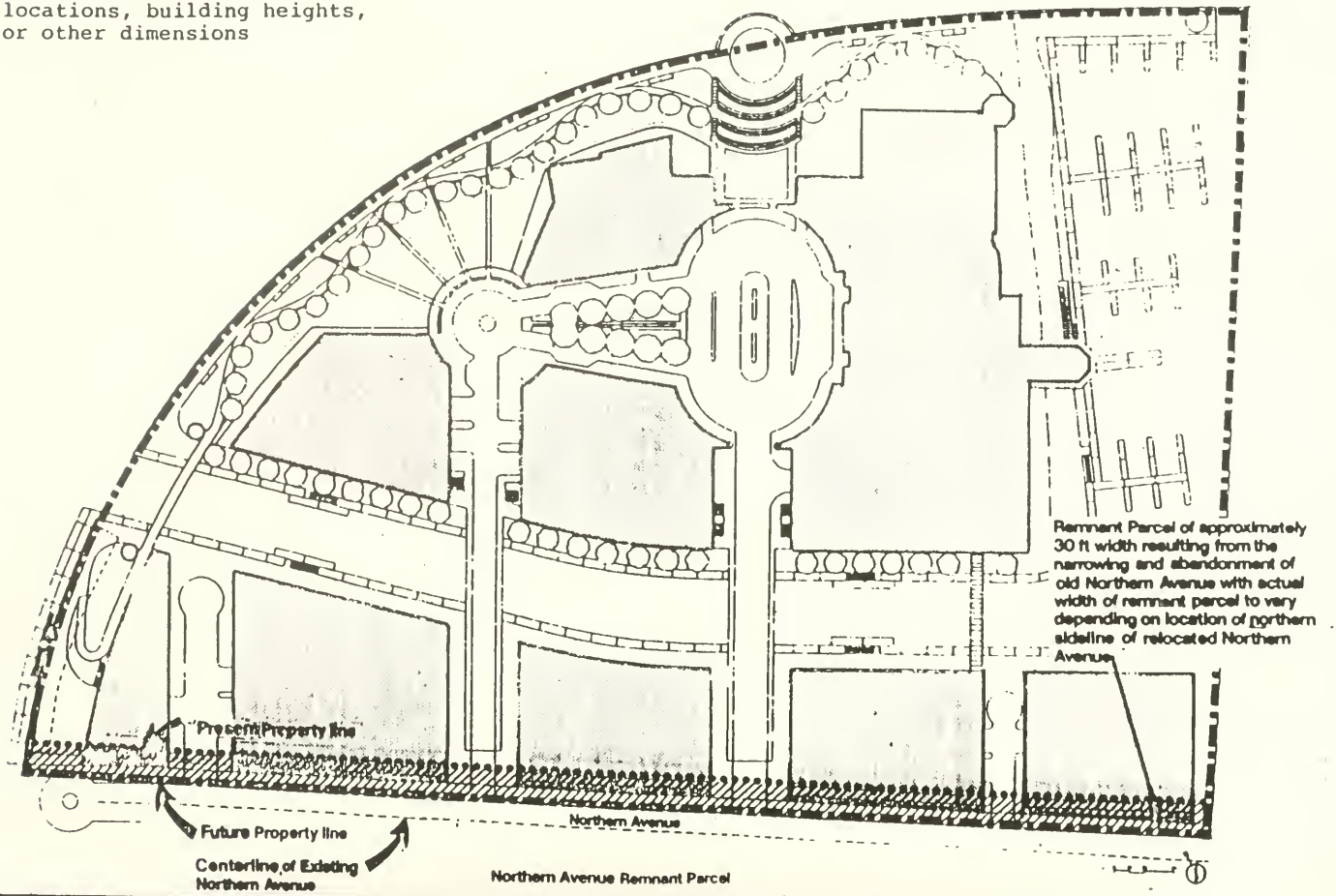
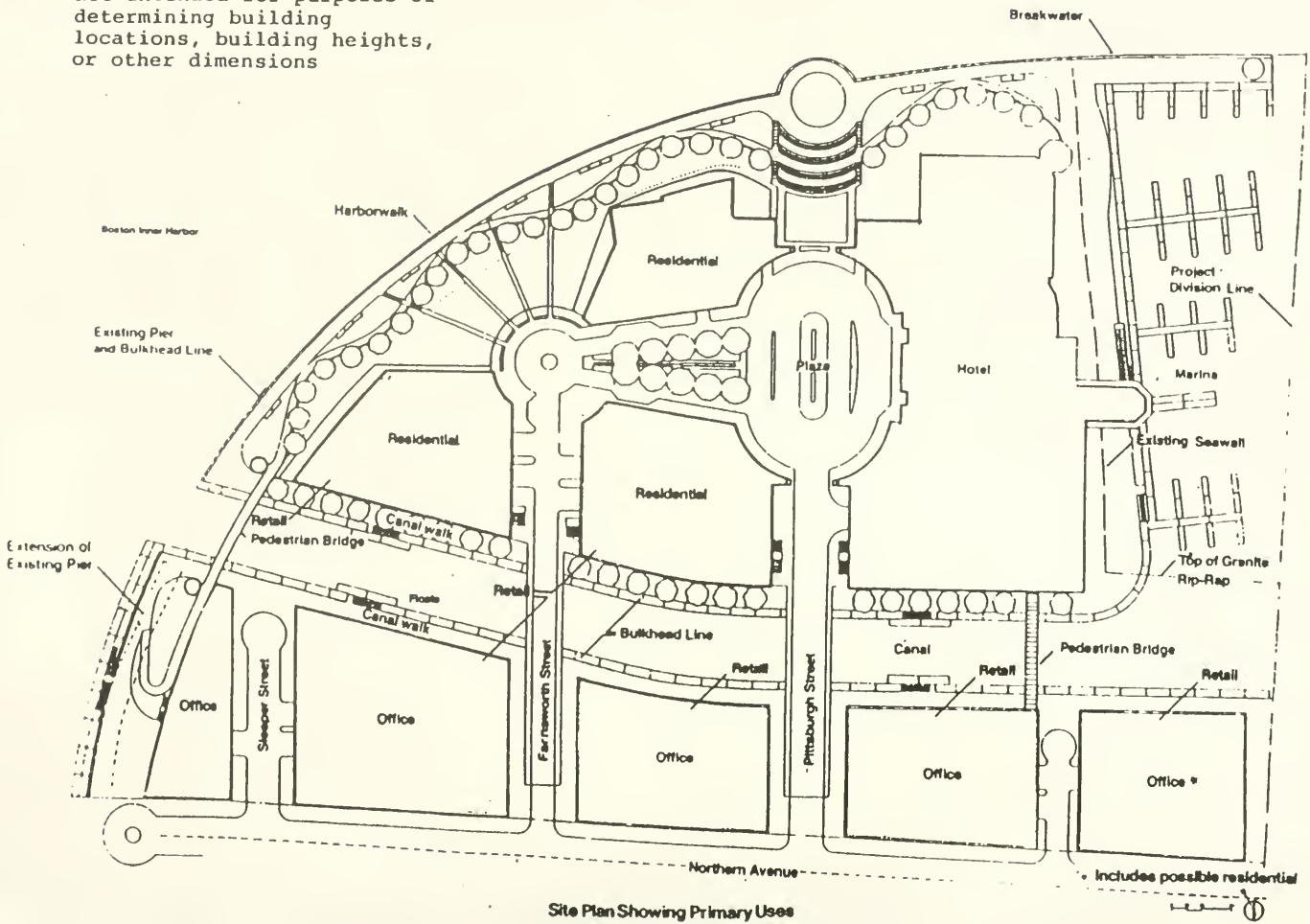

Remnant Parcel of approximately 30 ft width resulting from the narrowing and abandonment of old Northern Avenue with actual width of remnant parcel to vary depending on location of northern sideline of relocated Northern Avenue
Present Property line
Future Property line
Centerline of Existing Northern Avenue
Northern Avenue
Northern Avenue Remnant Parcel

EXHIBIT C

For conceptual purposes only;
Not intended for purposes of
determining building
locations, building heights,
or other dimensions



Site Plan Showing Primary Uses

BOSTON PUBLIC LIBRARY
3 9999 06315 491 6

ACCOPRESS®

25070	YELLOW
25071	BLACK
25072	LIGHT BLUE
25073	DARK BLUE
25074	LIGHT GRAY
25075	LIGHT GREEN
25076	DARK GREEN
25077	TANGERINE
25078	RED
25079	EXECUTIVE RED

ACCO INTERNATIONAL INC
CHICAGO, ILLINOIS 60611